

# PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**McDowell Village**

## REQUEST

Request to approve:

1. To rezone from Regional Shopping Center District (C-S) to Planned Community District (PCD) with underlying zoning comparable to Regional Shopping Center District (C-S) and Multi-Family Residential District (R-5) on a 13.3 +/- acre parcel located at the northwest corner of Granite Reef and McDowell Roads.
2. A municipal use master site plan for a Senior Center on a portion of a 13.3 +/- acre parcel located at the Northwest corner of Granite Reef and McDowell Roads.

**9-ZN-2003 & 15-UP-2003**

### Key Items for Consideration:

- This rezoning and development plan is a result of numerous public meetings and direction from the City Council.
- 100-foot setbacks are proposed from the single-family homes to the north.
- Amended development standards are proposed for density, open space, setbacks, and landscaping.
- A parking master plan proposes shared parking.
- There are no adverse traffic impacts.

### Related Policies, References:

Development Agreement

## APPLICANT/OWNER CONTACT

Laurel Edgar  
City of Scottsdale  
480-312-7313

## LOCATION

8302 E McDowell Rd

## BACKGROUND

### Zoning.

The site is currently zoned Shopping Center District (C-S), which is intended to provide for well-designed shopping facilities which serve a large regional area.

### General Plan.

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. This category includes higher density housing combined with complementary office or retail uses.



**APPLICANT'S  
PROPOSAL**

**Context.**

This site is approximately 13 acres in size and was formerly used as a super market for approximately 40 years. The site is currently vacant, has access to 3 surrounding roads, and is surrounded by single-family homes to the north, commercial uses to the east and west, and industrial to the south.

**Goal/Purpose of Request.**

The Planned Community District (PCD) allows the developer to amend the R-5 and C-S development standards to produce a living environment and lifestyle superior to that produced by existing standards. Because the site is in a designated redevelopment area, all proposed amendments to the development standards are required to first be heard by the Development Review Board. Comments made by the Development Review Board will be forward to the Planning Commission and City Council.

The proposed mixed-use development consists of 230 independent living senior apartments, 10,000 square feet of retail/restaurant uses, an 11,000 square foot community theater, and a 37,500 square foot senior center. The development proposes to create a community-based site that will serve and provide entertainment to the nearby neighborhood and senior community. The space will provide opportunities for interaction among the various patrons of the restaurants, theater, senior center, and senior housing. Common open space areas and architectural elements will be used to provide a visual continuity to the project to create a village environment.

**Development information.**

- *Existing Use:* Vacant
- *Buildings/Description:*
  - 230 senior housing units
  - 37,500 sq.ft. senior center
  - 11,000 sq.ft. community theater
  - 10,000 sq.ft. retail/restaurant
- *Parcel Size:* 13.1+/- acres
- *Building Height Allowed:* 36 feet
- *Proposed Building Height:* 36 feet

### Amended Development Standards

To accomplish the village environment, the applicant proposes to amend the development standards of the R-5 and C-S Districts to increase development cohesiveness and flexibility, and to maximize usable open space areas. The amended development standards pertain to development density, open space, setbacks, and landscaping, and are shown briefly in the chart below.

Existing Development Standard	Proposed Amended Standard
<b>Density</b> R-5= 23 du/ac on residential lot only No density maximum for non-residential lot C-S= 0.8% FAR and 25% lot coverage max	R-5= 21 du/ac on both R-5 lots (combined) C-S= 0.6% FAR; open space and parking requirements dictate lot coverage
<b>Open Space</b> R-5= 40% of residential lot 24% of non-residential lot C-S= 19.6%	R-5= combined rate of 30% C-S= No change
<b>Setbacks</b> R-5= 15' landscaped from single-family 50' for 2-story bldgs from single-family C-S= 25' landscaped front 50' side and rear from residential	R-5= 50' from single-family 100' for 3-story bldgs from single-family 4' landscaped from single-family C-S= 20' landscaped front 50' side and rear from R1 residential
<b>Landscaping</b> R/5= 1.5 trees per dwelling unit (100% mature) 1.5 trees per 900 sq.ft. of open space for non-residential (40% mature)	R/5= 1.5 trees per 900 sq.ft. of open space (25% mature)

### IMPACT ANALYSIS

#### Traffic.

This new complex will have the same basic pattern of access that the previous grocery store (Smitty's) had to McDowell Road (direct left turn access), to 82<sup>nd</sup> Street and to Granite Reef Road. There will be one direct access to McDowell Road, a median break with full left in and left out access. This is the same median cut concept that served Smitty's however it will be relocated a short distance to the west to accommodate the new site layout. 82<sup>nd</sup> Street and Granite Reef Road have full signalized left turn access to McDowell Road.

The site, for traffic purposes can be thought of as two sections, east and west. The east component has the retail, the Stagebrush theater, and the senior center. The west side has the senior housing component. East and west are linked, for vehicular traffic, along the existing north side alley. The east side components have direct driveway left turn access to Granite Reef Road, and McDowell Road signalized access, via Granite Reef Road. The west, housing side, has direct access to 82<sup>nd</sup> Street, and signalized access to McDowell Road via 82<sup>nd</sup> Street.

The west side housing and the east side mixed use will each have internal drop-off points. The bus pullout / deceleration lane on McDowell Road and the bus stop on Granite Reef Road will be connected by walkways to the housing, retail, theater and senior center.

This proposed complex will generate less overall traffic than Smitty's. The proposed use peaking characteristics will be different, with the east side senior center event traffic and the theater traffic generally occurring at the off peak times. The proposed retail is about 1/10<sup>th</sup> the size of Smitty's and will peak more closely with the ambient traffic, although the comparative retail traffic generation will be low compared with Smitty's. A consultant traffic study has been prepared (see Attachment #7).

**Parking.**

A parking master plan for the mixed use site has been prepared to recognize the ability to share parking based on different demands at different times of day. By evaluating the parking demand based on the proposed uses and their busiest times of day, the parking master plan establishes a more efficient parking situation and site layout than would be allowed by normal parking standards. Without considering the sharing of spaces, the parking demand for these uses is 642 spaces. When evaluating the specific uses and different demand times to share parking, a more realistic number of 501 parking spaces are required (22% reduction). The proposed site plan proposes 534 spaces (17% reduction). A consultant parking master plan has been prepared (see Attachment #7A).

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated issues as this area has been developed for the intense uses.

**Police/Fire.**

Police and fire facilities exist within 2 miles of this site. A police beat office is proposed on this site in the senior center. There are no anticipated issues as this area has been developed for the intense uses.

**Schools District comments/review.**

Scottsdale Unified School District has been notified of this application and has indicated this proposal will not impact school capacity. No children are proposed in the housing development.

**Open space.**

Open space has been maximized by consolidating over 1-acre of space to be shared internally among all land users, in addition to perimeter open space.

**Community involvement.**

There have been numerous open houses regarding the development of the proposed site. Recent comments have been in general support of the project. The Development Review Board will review the proposed amended development standards on August 21, 2003.

**Policy Implications/Community Impact.**

This development will revitalize a property that has been underutilized for years. The City purchased the property and has been working with the neighborhood to determine acceptable uses, as reflected in this proposed mixed-use project. Earlier this year, the City Council directed City staff to coordinate a senior housing and retail development to compliment the senior center and community theater planned for this site. The neighborhood generally supports the project and reinvestment into the area.

**STAFF  
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

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**APPROVED BY**

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Tim Curtis  
Report Author

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Randy Grant  
Chief Planning Officer

**ATTACHMENTS**

1. Applicant's Narrative
- 1A. Proposed Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Existing Zoning Map
- 4A. Proposed Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
- 7A. Parking Master Plan
8. Citizen Involvement
9. Site Plan

# **MCDOWELL VILLAGE**

## **PROJECT NARRATIVE FOR PCD – CS/R-5 RE-ZONING APPLICATION**

### **OVERVIEW**

The Planned Community Development (PCD) Re-Zoning Application for this 13.3-acre site includes all of the area that was in the City of Scottsdale's Request for Proposal for a shared site project with the Senior Center and Stagebrush Theater. As suggested in the City's master planning process of the previous year, this project is moving forward as a mixed-use development with elements of residential in the 236 independent living senior apartments, 10,000 square feet of retail/restaurant, a cultural/community use in the Stagebrush Community Theater, and a civic/community use with the Senior Center. The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined to create a community-based site that will serve and entertain the nearby neighborhood and the senior community at the City-owned land at the Northwest corner of McDowell and Granite Reef. The one+-acre community green space will be alive in opportunities for interaction between the various patrons of the restaurants, theater, Senior Center and senior housing.

This Re-zoning Application is for a request to rezone the entire 13.3 acres from C-S to PCD with underlying comparable to R-5 over the area containing the Senior Center and senior housing and C-S over the area containing the Retail and Stagebrush Community Theater. The Site plan shows a primary entry in three locations: on McDowell leading to the senior housing, retail and Stagebrush Theater, on 82<sup>nd</sup> Street leading directly to the senior housing and on Granite Reef Road a the main entrance for the Senior Center. Circulation is allowed between the various site uses and entrance/exits. A drop off for small buses and Dial-A-Ride is provided for both the Senior Center and the senior housing. Bus stops and bays will be located on McDowell Road and Granite Reef with pedestrian walkways leading citizens into the uses from the bus stops.

Common architectural elements and theme will be used to provide a visual continuity to the project enhancing the village or campus environment. The use of concrete accents, range of masonry products, and plaster, as common materials will visually tie the building forms together. Building height will run from 18' to 36' for all buildings on site.

**ATTACHMENT #1**

As a part of the Los Arcos Redevelopment Area, this project's request for PCD is allowed under the zoning ordinance as a parcel larger than 10 acres within a designated Redevelopment Area.

**Senior Center** In keeping with the City's plan, a 35,000 square foot active Senior Center is near the center of the site serving as the hub of the site design. The large common area has been design to allow a number of areas for outdoor seating and a variety of activities for all of the uses that share this site and their visitors.

#### **SENIOR CENTER AMENITIES**

The Senior Center is designed to concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, Police Substation, storage and space for support groups, collaborations and affiliated agencies and organizations

**Neighborhood Retail Center** The Retail will be developed by Southwest Retail Group, Inc. as a 10,000 square foot neighborhood retail component. The location of the neighborhood retail center is probably the single most important building position on the site. To insure the success of the neighborhood retail center, it has been placed on McDowell Road at the main entrance. Preliminary inquires have directed the design of the center to include a coffee house and café/restaurant. Other anticipated users will likely be neighborhood service providers such as a dry cleaner, hair salon and video store.

**Stagebrush Theater** The Stagebrush Theater will be a 207 seat, 10,000 square foot, community theater with both an adult and children's community theater opportunities and shows. Its primary visibility and parking is from McDowell Road. The Theater is also visible and accessible through the entrance from Granite Reef Road. This will be a new home to a community theater that has been located in Downtown Scottsdale for over 40 years. As a part of the Theater's continued lease from the City of Scottsdale, the property

and the building that house the theater will be owned by the City and leased by Scottsdale Community Players.

**Age-Restricted, Independent Living Seniors Rental Community** RED Group, LLC has developed a community concept that is to be age restricted to 55 years of age and older. The community will consist of 220 - 236 dwelling units. The two-and three-story building will include studio, one and two bedroom apartments around landscaped courtyards. The community will have market-rate rents designed for the social economics of the South Scottsdale market. The housing component does not require public monies, subsidies, bond financing, tax credits, or a non-profit structure. As such, the housing component will operate at free-market rents, unrestrained by low-income tenant program requirements. RED Group, LLC anticipates that it will develop and manage the community for a minimum of 10 years.

### **SENIORS RENTAL HOUSING COMMUNITY AMENITIES**

#### **Interior - Apartment Homes**

- Studio, one-bedroom and two-bedroom apartments
- Nine-foot high ceilings throughout the
- Expanded living space with balconies and patios
- Frost-free Refrigerators with built-in icemakers
- Built-in Microwave Ovens
- High-speed Internet Access
- Full overlay cabinets with European hidden door hinges
- Stainless steel kitchen sinks with pullout spray heads

#### **COMMON AREA**

- Fireplace and sitting area
- Library and reading room with second fireplace
- Multi-Purpose room that may be divided for separate use
- Leasing, reception and administrative offices
- Computer room with high-speed internet access, printer, and copier
- Large-screen TV with surround sound and sectional seating
- Private dining room for use by tenants' families and small groups

#### **Courtyards**

- Landscaped Pool area
- Barbeques and Ramadas
- Benches, patio tables and chairs

# **MCDOWELL VILLAGE NARRATIVE FOR MUNICIPAL USE MASTER SITE PLAN PERMIT APPLICATION**

## **CASE # 102-PA-2003**

As a part of the Re-Zoning Application for the city owned 13.3-acre site at the NW corner of Granite Reef and McDowell Roads include a request for Municipal Use Master Site Plan Permit for the northeastern quarter of the site for the City's new Senior Center. The citizens of Scottsdale approved a bond in 2000 to provide funding for a new senior center facility in the southern part of the City to enhance the atmosphere and offerings that are being provided in the current Civic Center Senior Center. As suggested in the City's master planning process in 2002, where the senior center facility use at this site was supported by the neighborhood and clients of the current senior center, the City sent out Request for Proposals to the development community for the majority of the site for other uses while maintaining a portion of the site for the Senior Center and Stagebrush Theater. The RFP's required that the uses be compatible with the expected City uses and help in providing a community campus environment. The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined to create a community-based site that will serve and entertain the nearby neighborhood and the senior community.

The Municipal Use Master Site Plan Permit is a request to permit the civic/community use of this property for the new Senior Center and it's activities. Granite Reef Road will serve as the main entrance for the Senior Center, with a drop off area for Dial A Ride, residential vans and shuttles, as well as taxi's and individual vehicles. Having the main entrance at Granite Reef, instead of on McDowell, will allow the users of the Senior Center to take advantage of the lights at the intersections at both Granite Reef and 82<sup>nd</sup> Street. Circulation is allowed between the various site uses and entrance/exits at McDowell Roads and 82<sup>nd</sup> Street. Bus stops and bays will be located on McDowell Road and Granite Reef with pedestrian walkways leading citizens into the uses from the bus stops.

**Senior Center** A 35,000 square foot facility is planned for the Senior Center, which will have buildings heights ranging from 18' to 36' . This building is near the center of the site serving as the hub of the site design, with easy pedestrian access for all users to the restaurants and retail, theater, housing and activities at the Senior Center. A large common area has been designed to allow a number of areas for outdoor seating and a variety of activities (card

games, chess, walking paths, small festivals, bocce ball and others that may be overseen by the Senior Center). Additionally, within the Senior Center, the City will house a Police Beat Office and Citizen Service area.

### **SENIOR CENTER AMENITIES**

The Senior Center is designed to concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, storage and space for support groups, collaborations and affiliated agencies and organizations

**Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.1001. Purpose.**

This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards.

**Sec. 5.1002. Approvals required.**

No structure or building shall be built or remodeled upon land in the R-5 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1003. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings; swimming pool, private; home occupations; and other accessory uses.
2. Boardinghouse or lodginghouse.
3. Day care home.
4. Dwelling, single-family detached.
5. Dwelling, multiple family.
6. Municipal uses.
- 6.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
7. School: Public, elementary and high.
8. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.
9. Temporary sales office buildings and model homes.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

10. Churches and places of worship.
- B. *Uses permitted by conditional use permit.*
  1. Commercial and/or ham transmitting or receiving radio and television antennas in excess of seventy (70) feet.
  2. Recreational uses (see section 1.403 for specific uses and development criteria for each).
  3. Community buildings or recreational fields not publicly owned. Convent.
  4. Convent.
  5. Day care center (see section 1.403 for criteria).
  6. Golf course (except miniature course or practice driving tee operated for commercial purposes), including clubhouse and service facilities which are intended to primarily serve golf course uses and are so located within the golf course that the development is self-contained and would provide whatever degree of buffer is necessary to adjacent property.
  7. Hotel, motel, and timeshare project of not less than ten (10) units and commercial uses appurtenant thereto, such as restaurant, cocktail lounges, gift shops, newsstand, smoke shops, barbershops, beauty parlors and small retail shops, provided the entrance of such use shall be from the interior of the building, lobby, arcade or interior patio.
  8. Orphanage.
  9. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
  10. Plant nursery; provided, however, that all materials (other than plant materials) shall be screened from view by a solid fence or wall at least six (6) feet in height, and further that a completely enclosed building having a minimum floor area of five hundred (500) square feet shall be provided.
  11. Private club, fraternity, sorority and lodges.
  12. Private lake, semi-public lake, swimming pools, tennis courts.
  13. Private or charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and

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compliance with the following standards, as well as those otherwise required in the district.

- a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
- b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
- c. There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
- d. Open space: In no case shall the open space be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
- e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified by the Scottsdale General Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.
- f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
- g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines adjacent to residential districts.

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- h. Access: All private and charter schools shall have frontage on a street classified by the Scottsdale General Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.
- i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. No playground or outdoor activity area shall be located within fifty (50) feet of any R1 district or within twenty-five (25) feet of any R2, R3, R4, R4-R, R5 or M-H district. All playgrounds and outdoor activity areas shall be screened from any residential district by a minimum six-foot high screen wall.
- j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.

14. Public buildings other than hospitals.

15. Public utility buildings, structures or appurtenances thereto for public service uses.

16. Residential health care facility (see section 1.403 for criteria).  
(Ord. No. 2266, § 1, 11-21-89; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92;  
Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97;  
Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1004. Property development standards.**

The following property development standards shall apply to all land and buildings in the R-5 district.

A. *Minimum property size.*

- 1. Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet.
- 2. If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to

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(Amended standards are shown in **BOLD CAPS** and ~~striketthrough~~)

the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

**B. Open space requirements.**

1. **A MINIMUM THIRTY PERCENT (30%) OF THE R-5/PCD DISTRICT, EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY, SHALL BE PROVIDED AS OPEN SPACE,** ~~Main land uses that are density-based shall provide open space in the amounts specified in the density chart—section 5.1004.D;~~ in the following proportions:

- a. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
- b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
- c. The remainder of the required open space shall be provided in common open space. **PATIOS, INCLUDING DINING PATIOS, MAY BE USED TO SATISFY THE OPEN SPACE REQUIREMENT.**

**D. REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**

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- ~~2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a minimum of one-half of which shall be in frontage open space.~~

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3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

**C. Building height.**

1. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.
2. Building height shall not exceed one (1) story within fifty (50) feet, **AND SHALL NOT EXCEED THREE (3) STORIES WITHIN ONE HUNDRED (100) FEET**, of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line. **THE SETBACK MAY INCLUDE THE WIDTH OF THE ALLEY.**

**D. Density requirements. RESIDENTIAL DEVELOPMENT WITHIN THE R-5/PCD DISTRICT SHALL NOT EXCEED TWENTY ONE (21) DWELLING UNITS PER GROSS ACRE. ALL STRUCTURES SHALL NOT EXCEED A COMBINED FLOOR AREA OF SIX TENTHS (0.6) MULTIPLIED BY THE NET LOT AREA.** ~~Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.~~

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

**E. Building setback.**

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a ~~yard~~ **SETBACK** of not less than ~~fifteen (15)~~ **FIFTY (50)** feet shall be maintained. **THE SETBACK MAY INCLUDE THE WIDTH OF THE ALLEY.**
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other

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district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1005. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.1006. Signs.**

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strike through~~)

The provisions of article VIII shall apply.

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.**

**Sec. 5.1201. Purpose.**

This district is intended to provide for well-designed shopping facilities which serve a large regional area. Area zoned C-S should be recognized as substantial traffic generators and should be located at the intersection of two (2) major arterials.

It is intended that the (C-S) regional shopping center district shall be laid out and developed as a unit according to an approved plan so that the purpose of the district may be accomplished.

**Sec. 5.1202. Approvals required.**

No structure or building shall be built or remodeled upon land in the C-S district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.  
(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1203. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.
  - a. Medical or dental office with laboratory.
  - b. Professional and business offices.
  - c. Travel agencies.
  - d. Municipal uses.
  - e. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
    - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

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McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strickethrough~~)

- (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
- (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
- (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
- (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third ( 1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
- (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students, and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
- (7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
- (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
- (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Retail sales.

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- a. Appliance store including repair of small or household appliances.
- b. Art gallery.
- c. Bakery.
- d. Bicycle store.
- e. Big box. Any single retail space (limited to permitted retail uses in this C-S district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:

(1) Primary access is not on a local collector\* street; and

**Note:** \*At the request of the city the term residential has been changed to collector in this subsection.

(2) Residential zoned property is not located within One thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

Also See Sections 1.403 and 5.1203.B.

- f. Candy shop including the making of candy.
- g. Carpet and floor covering store.
- h. Clothing store.
- i. Delicatessen.
- j. Department store.
- k. Drugstore.
- l. Furniture store.
- m. Gift shop, bookstore.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- n. Grocery store.
  - o. Hardware store.
  - p. Ice cream parlor including the making of ice cream.
  - q. Import, export shop.
  - r. Jewelry store.
  - s. Liquor store.
  - t. Photographic shop.
  - u. Plant nursery.
  - v. Record shop.
  - w. Shoe store.
  - x. Sporting goods store.
  - y. Stationery store.
  - z. Variety store.
3. Service.
- a. Bank.
  - b. Barbershop.
  - c. Beauty shop.
  - d. Bowling alley.
  - e. Churches and places of worship.
  - f. Cleaning and pressing agencies.
  - g. Cocktail lounge without live entertainment.
  - h. Coffee shop, cafe, cafeteria.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- i. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
- j. Finance company office.
- k. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
- l. Printing, lithography or photostating establishment.
- m. Recyclable material collection center.
- n. Savings and loan office.
- o. Shoe repair shop.
- p. Theater.

**B. *Uses permitted by conditional use permit.***

- 1. Automotive center.
- 2. Big box. Any single retail space (limited to permitted retail uses in this C-S district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
  - a. Primary access is on a local residential street; or
  - b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

For Use Permit Provisions and Criteria, See Section 1.403.

- 3. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
- 4. Drive-in or drive-thru restaurant.
- 5. Game center.

**Amended Development Standards  
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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

6. Gasoline service station (see section 1.403 for criteria).
7. Live entertainment (see section 1.403 for criteria).
8. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
9. Self-service carwash.  
(Ord. No. 2336, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01)

**Sec. 5.1204. Property development standards.**

The following property development standards shall apply to all land and buildings in the C-S district.

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
  1. In no case shall the open space requirement be less than ten (10) percent of the total ~~lot~~ **C-S/PCD DISTRICT** area, **EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY**, for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in Section 3.100.
  2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
  3. **REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

D. *Building height.*

1. No building shall exceed thirty-six (36) feet in height, except as otherwise provided in article VII.

~~———— E. *Density.* The aggregate area of all buildings shall not exceed twenty-five (25) percent of the entire lot area of the project.~~

F. *Yards.*

1. Front Yard.
  - a. There shall be a front yard having a depth of not less than ~~twenty-five (25)~~ **TWENTY (20)** feet.
  - b. Parking shall not be allowed in required front yards.
2. Side Yard. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a **SINGLE-FAMILY** residential district (**R1**) or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
3. Rear Yard. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a **SINGLE-FAMILY** residential district (**R1**) or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
4. All operations and storage shall be conducted within a completely enclosed building or with an area contained by a wall or fence as determined by the Development Review [Board] approval or use permit.
5. Other requirements as specified in article VII.

- G. The area on which there is located a regional shopping center shall provide a minimum of not less than ten (10) acres.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1205. Off-street parking.**

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(Amended standards are shown in **BOLD CAPS** and ~~strike through~~)

The provisions of article IX shall apply.

**Sec. 5.1206. Signs.**

The provisions of article VIII shall apply.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**ARTICLE X.**

**LANDSCAPING REQUIREMENTS\***

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\* **Editors Note:** Ord. No. 2818, § 1, adopted Oct. 17, 1995, repealed former art. X, §§ 10.100--10.104, which pertained to validity, and added a new art. X to read as herein set out.

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**Sec. 10.100. PURPOSE.**

The purpose of this ordinance is to provide standards and requirements for the installation of landscaping for all new and expanded development within the city in order to promote the general welfare of the community; to effectuate attractive and logical development; to aid in the enhancement of property values; to create an attractive appearance along city street; to complement the visual effect of buildings; to provide buffers between various land uses and protection from intense activities; and to aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions which are characterized by low-water consumption. The standards and regulations of this ordinance shall be held to be the minimum requirements necessary for the promotion of the foregoing objectives of this ordinance. The Development Review Board, upon hearing an application, may impose such reasonable conditions as it may deem necessary in order to fully carry out the provisions and intent of this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.101. Scope of regulations.**

The provisions of this ordinance shall apply to all development or construction, all building remodeling, alterations, additions, or expansions, and to all changes of occupancy in the use or development of land which requires the approval of a development site plan or subdivision plat by the city. Single-family residences and their accessories shall be exempt from the requirements of this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.102. Applicability.**

For all development projects included in Section 10.101, preliminary and final landscape plans shall be prepared, submitted and approved in accordance with the standards, requirements and procedures set forth in this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.200. LANDSCAPE PLAN.**

A landscape plan consisting of a preliminary plan and a final plan shall be

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

prepared, submitted, and approved for all applicable development projects in accordance with the procedures and requirements set forth in this ordinance. All changes in preliminary or final landscape plans shall be subject to the approval of the city prior to installation. All changes in existing landscaping shall also be subject to the approval of the city.

- A. *Preliminary landscape plan.* The preliminary landscape plan shall be reviewed and approved by the Development Review Board. The preliminary landscape plan shall be a conceptual plan and shall include the following information:
1. The location and identification of all proposed landscape area (on-site, street right-of-way, parking area, landscape buffers and others).
  2. Preliminary summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping.
  3. The general location of existing and proposed trees, shrubs, cacti and other landscape materials and improvements.
  4. Notes, tables, and/or graphic representations adequately showing the intent of the proposed plans, the quantity and size of the proposed plant materials and, if applicable, existing plant materials to be retained, and any other information indicating how those plans will comply with this ordinance.
  5. The location of all proposed stormwater retention areas.
- B. *Final landscape plan.* The final landscape plan shall be submitted along with all other required site improvement and building plans at the time of application for a building permit. The final landscape plan shall contain a specific schedule of all trees and shrubs identified by common and botanical name, and shall clearly indicate the quantity and size of each tree and shrub to be installed. The final landscape plan shall be in substantial conformance with the approved preliminary plan and any stipulated changes or additions. An irrigation plan shall also be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.300. GENERAL PROVISIONS.**

**Sec. 10.301. Minimum size of plant materials.**

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

Unless otherwise specified herein or as otherwise conditioned through zoning or development review, all trees shall be a minimum of fifteen (15) gallons in size and at least fifty (50) percent of those trees must be mature as defined in article III or larger size. (Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.302. Natural topping of landscape areas.**

A. All landscaped areas (except for approved hard surfaced walks and activity areas) shall be finished with a natural topping material which may include, but not be limited to the following: turf, groundcover, planting, decomposed granite (two (2) inch minimum depth), river run rock, expanded shale, or bark.

B. The use of turf shall be limited according to the provisions of Section 49-77 and 49-78 of the Scottsdale Revised Code within new nonresidential facilities including parks, schools, churches, resorts and golf courses.

C. The use of turf for new commercial and industrial users, and new single-family model homes shall be limited according to the provisions of Section 49-79 and 49-79.1 of the Scottsdale Revised Code.  
(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 10.303. Irrigation standards.**

A. All landscaped areas shall be supported by an automatic irrigation system. A backflow prevention assembly shall be provided according to standard details adopted by the city. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.

B. All approved revegetation of natural area open space as provided in Section 7.853.D.2 shall be irrigated with a temporary system or approved watering program which shall be terminated after a period of three (3) years or until the plant material has become established.  
(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3303, § 1, 3-21-00)

**Sec. 10.304. Protection of plant materials.**

The following shall be provided to protect plant materials:

A. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles unless as

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otherwise approved by the Development Review Board.

- B. Landscape plans shall demonstrate the methods utilized to preserve native plant materials as required by Section 7.500 through Section 7.506.
- C. Landscape plans shall demonstrate the methods utilized to preserve natural area open space in designated environmentally sensitive lands as required by Section 7.853.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.305. Use of landscape areas for other purposes.**

Unless otherwise specified herein, no part of any landscape area shall be used for any other use such as parking, signs, or display, except for required on-site retention areas or when such use is shown on the approved final landscape plan. Where permitted, vehicle display pads in landscaped areas shall provide permanent landscape planters fully integrated with the landscape design.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.306. Street right-of-way landscaping.**

The landscaping of all street rights-of-way contiguous within the proposed development site not used for street pavements, curbs, gutters, sidewalks, or driveways shall be required in addition to landscaped areas required in Section 10.400. Within subdivided property, street trees shall be provided as required by Section 48-118. Any landscape areas in the public right-of-way shall comply with the criteria of the Arizona Department of Water Resources.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.307. Parking area landscaping.**

Landscaping in parking areas for all applicable development projects shall be provided as required in Section 9.106.E. of article IX, parking and loading requirements.

**Sec. 10.400. REQUIRED LANDSCAPE AREAS.**

**Sec. 10.401. General regulations.**

All development projects covered by Section 10.101 hereof shall provide landscaping in all portions of the development site not required for buildings, structures, loading and vehicular access ways, streets, parking and utility areas, pedestrian walks and hard surfaced activity areas in accordance with the required landscape improvements of Sections 10.500 through 10.502. Subdivided property shall contain landscaping as required by Section 48-118 of the Scottsdale Revised Code.

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.402. Additional requirements by zoning district.**

The following shall also be provided as part of the minimum required landscaped area:

- A. *Medium density residential zoning districts.*
  - 1. For all development within the (R-3) medium density residential [district] a landscaped area not more than thirty-five (35) feet in depth from any street frontage property line.
  - 2. For all development within the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping area between the lot and any drive or street that services the lot.
- B. *Resort and multiple-family zoning districts.*
  - 1. For all development within the (R-4R) resort district landscaping shall be determined by Development Review Board approval.
- C. *Industrial zoning districts.*
  - 1. For all development within the (I-1) industrial park district a landscaped area not less than thirty-five (35) feet in depth shall be provided in the front yard, except that parking may occur in the required thirty-five (35) foot landscaped area, provided that such parking is set back a minimum of twenty (20) feet from any street, and provided further that such parking is not visible from any street. On lots with more than one (1) street frontage there shall be a landscaped area not less than thirty-five (35) feet deep on all major streets and not less than twenty (20) feet deep on all minor streets.
  - 2. The landscape requirements of this section shall not apply to the I-1 district within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code. Such areas shall be hard surfaced activity areas.
  - 3. For all development within the (I-G) light employment district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped, unless special circumstances

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warrant approval as determined by use permit or Development Review Board approval. The landscaped area shall contain street trees as approved by the Development Review Board.

**D. Commercial zoning districts.**

1. For all development within the (C-S) regional shopping center district the required ~~twenty-five (25)~~ **TWENTY (20)** foot front yard shall be landscaped except for access drives and walks. Street trees shall be provided as part of the approved site plan.
2. For all development within the (C-1) neighborhood commercial district all portions of required front yards shall be landscaped except for access drives and walks. Street trees shall be provided as approved by the Development Review Board.
3. For all development within the (S-R) service residential, (C-2) central business, (C-3) highway commercial, (C-4) general commercial, (C-O) commercial office and (P.Co.C.) planned convenience center zoning districts a thirty-five (35) foot in depth landscape setting shall be maintained where parking occurs between a building and a street. The thirty-five (35) feet may be decreased to a minimum depth of twenty (20) feet if special circumstances warrant approval by use permit or Development Review Board. Special circumstances include the provision of depressed parking and/or a wall and berming. The landscape area shall include street trees as approved by the Development Review Board.
4. For all development within the (S-S) support services district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped. The landscaped area shall contain street trees as approved by the Development Review Board.
5. For all development within the (WP) western theme park district the required frontage open space shall include native desert plant materials or street trees as approved by the Development Review Board.

**E. Other zoning districts.**

1. For all development within the (PCP) planned commerce park district, the required landscape area shall be shown on the required

**Amended Development Standards  
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landscaping and buffers master plan which is subject to the approval of the Development Review Board. A landscaped area a minimum of forty (40) feet in depth shall be provided between any parking area and the planned right-of-way line.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 3, 12-7-99)

**Sec. 10.500. REQUIRED LANDSCAPE IMPROVEMENTS.**

The following shall be provided as the minimum required landscape improvements.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.501. General regulations.**

A. Landscape areas in decomposed granite or similar material shall not exceed more than seven (7) feet in any one (1) direction as measured between plants or plant canopies.

B. Unless otherwise specified herein, all trees shall be fifteen (15) gallon minimum size and at least fifty (50) percent of those trees must be mature as defined in article III of the zoning ordinance.

C. All plant material utilized for screening of parking, refuse, service and utility areas shall be a minimum five-gallon can size at a maximum four (4) feet on center spacing.

D. Mass planting of shrubs and ground covers adjacent to city street right-of-way and adjacent to all residential districts shall have a minimum five-gallon can size for shrubs and a minimum one-gallon can size for ground covers at a maximum four (4) feet on center spacing, or a size and spacing as approved by the Zoning Administrator.

E. Landscaping shall be designed and maintained in accordance with the height, location and sight visibility requirements as set forth in Section 7.104.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.502. Additional requirements by zoning district.**

A. *Medium density residential zoning districts.*

1. For development in the (R-3) medium density district and (R-4) townhouse residential district a minimum of three (3) trees per dwelling unit shall be provided with at least fifty (50) percent of which shall be mature.

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

2. For development in the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping areas between the lot and any drive or street that services the lot.
- B. *Resort and multiple-family residential zoning districts.*
  1. For resort, hotel, motel and multiple-family developments in the (R-4R) resort district landscaping shall be determined by Development Review Board approval.
  - ~~2. For uses in the R-5 district that are not density based a minimum of one and one-half (1 1/2) trees, one-inch caliper minimum size, shall be provided per each nine hundred (900) square feet of required open space. Main land uses that are not density based shall provide a minimum of forty (40) percent of the tree requirement in mature trees.~~
  - ~~3. Uses in the R-5 district that are density based shall provided a minimum of one and one-half (1 1/2) trees one and one-half (1 1/2) caliper minimum size per dwelling or guest unit. Main land uses that are density based shall provide mature trees based on the number of dwelling or guest units per acre in the minimum percentages required by Section 5.1004D.~~
  2. **DEVELOPMENT IN THE R-5/PCD DISTRICT SHALL PROVIDE A MINIMUM OF ONE AND ONE-HALF (1 1/2) TREES PER EACH NINE HUNDRED (900) SQUARE FEET OF REQUIRED OPEN SPACE, WITH AT LEAST FIFTY (50) PERCENT OF WHICH SHALL BE MATURE AS DEFINED IN ARTICLE III OR LARGER SIZE.**
- C. *Industrial zoning districts.*
  1. For all development within the (I-1) industrial park district landscaping requirements shall not apply within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code.
  2. For all development within the (I-G) light employment district a minimum of one (1) tree per four hundred (400) square feet of required open space shall be provided. However, within the total number of trees required; those within the landscape buffer shall be provided at a rate of one (1) tree per five hundred (500) square feet. Fifty (50) percent of the tree requirement shall be provided in mature trees with a twenty-four (24) inch box minimum.

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

D. *Commercial zoning districts.*

1. For all development within the S-R service residential district a minimum of one (1) tree shall be provided per five hundred (500) square feet of required open space. Fifty (50) percent of the tree requirement shall be provided in mature trees.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 4, 12-7-99)

**Sec. 10.600. LANDSCAPE BUFFERS.**

**Sec. 10.601. General regulations.**

Within the required yards of all zoning districts other than single-family, landscape buffers shall be provided as specified below. Landscape buffer areas shall be improved with a minimum of fifty (50) percent of all trees sized as mature as defined in article III.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.602. Additional requirements by zoning district.**

The following shall be provided landscape buffers:

A. *Resort and multiple-family zoning districts.*

1. For all development within the (R-4R) resort district which abuts a single-family residential district, a landscape buffer a minimum of ten (10) feet wide shall be planted and maintained along the abutting lot line.
2. For all development within the (R-5) multiple-family residential district ~~a fifteen (15)~~ **AN AVERAGE FOUR (4)** foot wide landscape buffer shall be maintained wherever a R-5 development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts, **EXCLUDING AREAS FOR GATE OPENINGS. THE LANDSCAPE BUFFER MAY BE LOCATED WITHIN THE ALLEY.**

B. *Industrial zoning districts.*

1. For all development within the (I-1) industrial park district a landscape buffer of thirty (30) feet shall be maintained adjacent to all residential districts. In addition to the required buffer there shall be a six (6) foot wall or approved landscape screen on the rear and side property lines that are adjacent to any residential district.

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

2. For all development within the (I-G) light employment district when adjacent to a R-1 district, a landscape buffer of twenty-five (25) feet shall be included within the fifty (50) foot building setback. When adjacent to any residential district other than R-1, a landscape buffer of fifteen (15) feet shall be included within the twenty-five (25) foot building setback. In addition to the required landscape buffer, a six (6) foot wall and approved landscape screen shall be located on the rear and side property lines that are adjacent to any residential district.

**C. Commercial zoning districts.**

1. For all development in the (S-R) service residential district a fifteen (15) foot wide landscape buffer shall be maintained wherever a S-R development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts.
2. For all development within the (C-S) regional shopping center district, (C-1) neighborhood commercial district, (C-2) central business district, (C-3) highway commercial district, (C-4) general commercial district, (S-S) support services district, (C-O) commercial office district, (P.R.C.) planned regional center, (P.Co.C.) planned convenience center and (PCP) planned commerce park district a six (6) foot high masonry wall or landscape screen as approved by the Development Review Board may substitute for the required ten (10) foot wide landscape buffer on the rear and side property lines adjacent to any **SINGLE-FAMILY** residential district (**R1**). In addition, for all development within the (PCP) planned commercial park district a landscaping and buffers master plan is required as provided in Section 5.4002.
3. For all development within the (P.N.C.) planned neighborhood center and (P.C.C.) planned community center a fifteen (15) foot landscape buffer shall be located in the required side and rear yards along the property lines where any such zoned property abuts any residential district or an alley adjacent to a residential district. In addition to the required buffer there shall be a six (6) foot high masonry wall and an approved landscape screen on the rear and side property lines that are adjacent to any residential districts.

**D. Other zoning districts.**

1. For all development within the (O-S) open space zone a landscape

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

buffer a minimum of thirty (30) feet shall be maintained between  
all buildings and all adjacent residential districts.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.700. REQUIRED LANDSCAPE MAINTENANCE.**

The required maintenance of landscape areas shall include the following provisions:

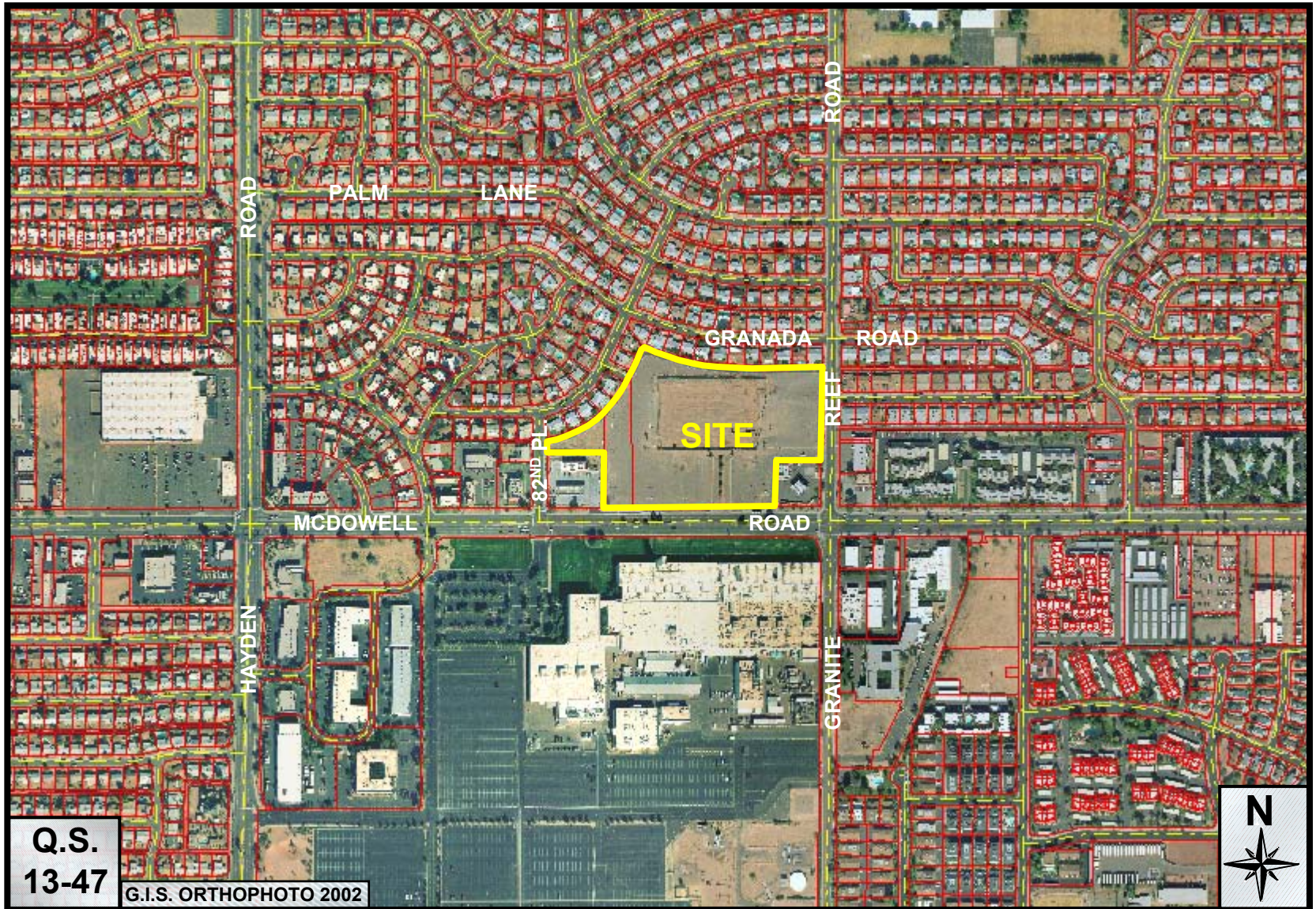
- A. The landscape areas on-site as well as in the right-of-way, shall be maintained by the owner or owner's association (should the property be subdivided), or the lease of the site. Any areas designated and intended for the purposes of on-site stormwater retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this and any applicable ordinance. No person shall strip, excavate or remove top soil nor shall they temporarily store soil on a site, except in accordance with approved plans to accommodate an approved building, building addition or facilitate necessary and approved site improvements.
- B. Any plant material that does not survive shall be replaced upon its demise or removal.
- C. Replacement of landscape material shall be of like size as that which was removed or destroyed, or which did not survive.
- D. Landscaping and irrigation systems shall be maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic form are significantly altered.
- E. All landscape areas and material shall be maintained in a health, neat, clean, weed-free condition.
- F. Modifications and/or removal of existing landscaping shall require prior approval by the Planning and Development Department.

(Ord. No. 2818, § 1, 10-17-95)

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strickethrough~~)

<b>Development Standard</b>	<b>Proposed Amended Standard</b>
<b>Density</b> <u>R-5 District (11 acres):</u> 23 dwelling units per gross acre maximum on residential lot only (6.7 acres allows 154 units total) No maximum for non-residential lot (4.4 acres)  <u>C-S District (2 acres):</u> Floor area ratio of eight tenths (0.8) for all development (2 acres allows 69,696 sq.ft.) Lot coverage not to exceed 25% (21,780 square feet allowed on 2 acres)	<u>R-5 District (11 acres):</u> 21 dwelling units per gross acre for entire 11 acres (233 allowed; 230 units proposed) Floor area ratio of six tenths (0.6) for all development (278,438 sq.ft. allowed; 245,000 square feet proposed)  <u>C-S District (2 acres):</u> No Change to floor area ratio (21,000 square feet proposed) Open space and parking requirements determine lot coverage
<b>Open Space</b> <u>R-5 District (11 acres):</u> Residential lot is density based (40% of 6.7 acres requires 116,740 sq.ft.) Non-residential lot is 24% lot area (24% of 4.4 acres requires 45,999 sq.ft.)  <u>C-S District (2 acres):</u> 19.6% of lot area for 36-foot tall buildings (16,319 sq.ft required)	<u>R-5 District (11 acres):</u> 30% of the combined lots (139,219 sq.ft. required; 151,205 sq.ft. provided) Open space may be distributed among all properties within the PCD  <u>C-S District (2 acres):</u> No numerical change (16,319 sq.ft required; 23,169 sq.ft. provided) Open space may be distributed among all properties within the PCD
<b>Setbacks</b> <u>R-5 District (11 acres):</u> 15-foot landscaped setback between R-5 and single family district 50-foot minimum setback between 2-story buildings and single family district  <u>C-S District (2 acres):</u> 25-foot landscaped front yard setback 50-foot side and rear setback from all residential districts	<u>R-5 District (11 acres):</u> 50-foot minimum setback between R-5 and single family district 100-foot minimum setback between 3-story buildings and single family district Average 4-foot wide landscaped buffer (in alley)  <u>C-S District (2 acres):</u> 20-foot landscaped front yard setback 50-foot side and rear from single-family only
<b>Landscaping</b> <u>R-5 District (11 acres):</u> 1.5 trees per dwelling unit (230 units require 355 trees on 6.7 acres; 100% mature) 1.5 trees per 900 sq.ft. of open space for non-residential development (46,000 sq.ft. open space requires 77 trees; 40% mature)	<u>R-5 District (11 acres):</u> 1.5 trees per 900 sq.ft. of open space for all development (232 trees required) 25% mature trees for 11 acres



McDowell Village

**9-ZN-2003 & 15-UP-2003**

ATTACHMENT #2

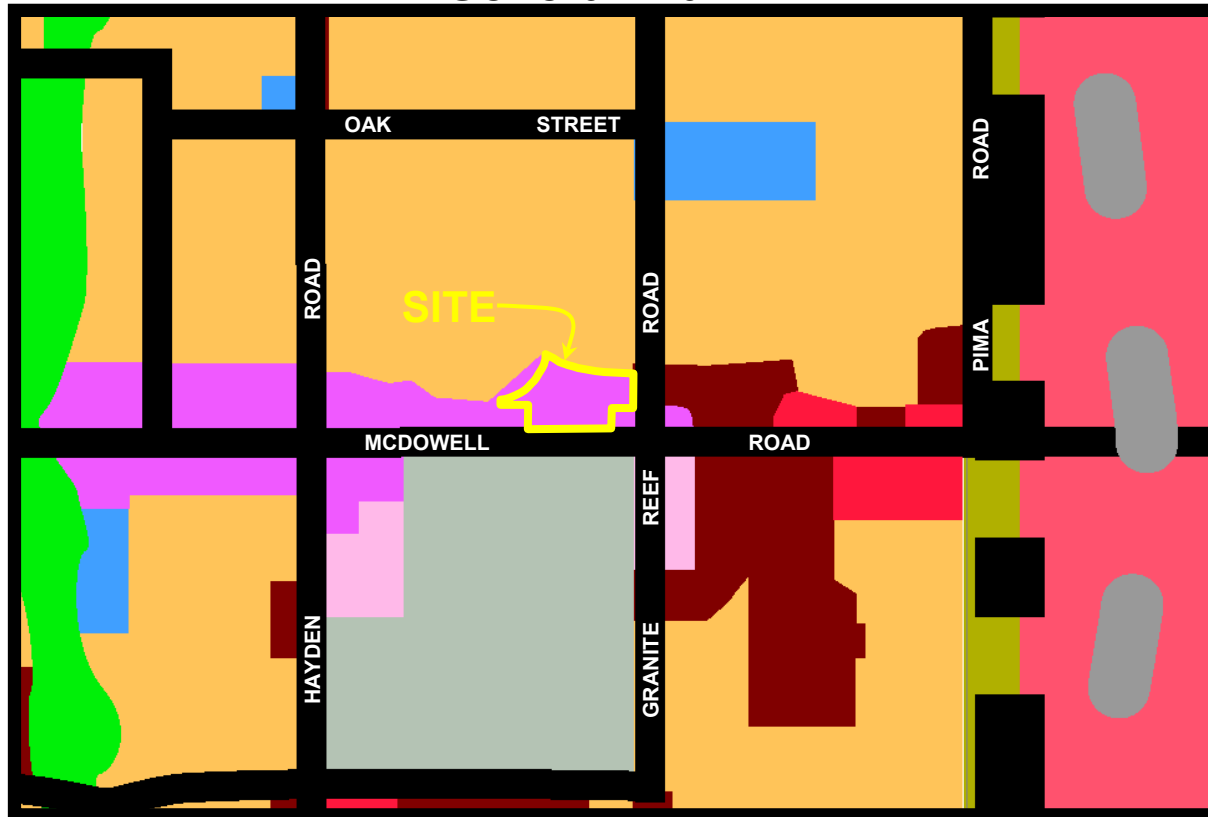


McDowell Village

**9-ZN-2003 & 15-UP-2003**

ATTACHMENT #2A

# General Plan



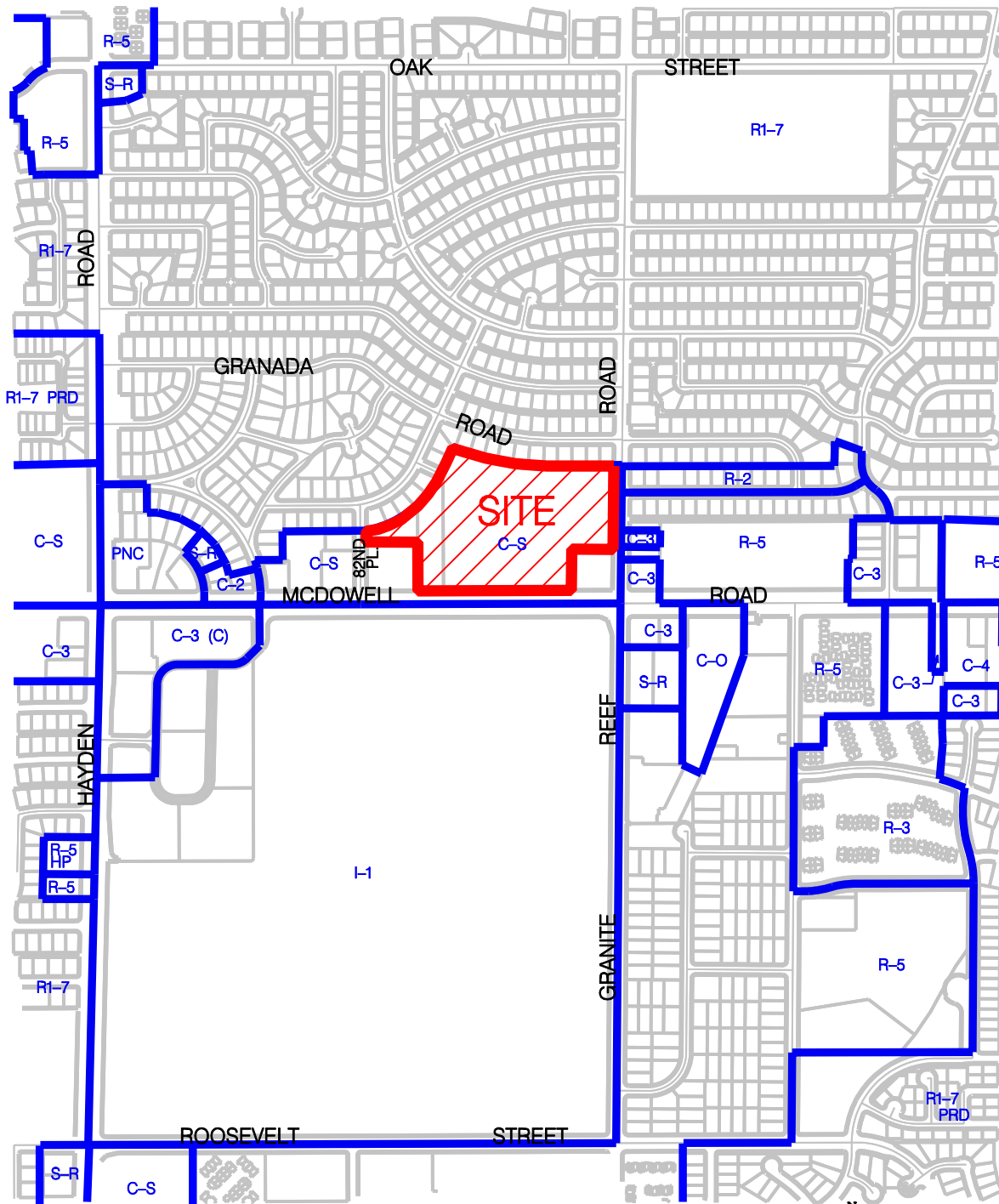
- |   |  |
|---|--|
| Rural Neighborhoods   | Commercial   |
| Suburban Neighborhoods                                      | Office   |
| Urban Neighborhoods   | Employment   |
| Mixed-Use Neighborhoods                                     | Natural Open Space   |
| Resorts/Tourism   | Developed Open Space (Parks)   |
| Shea Corridor   | Developed Open Space (Golf Courses)                                    |
| Mayo Support District                                       | Cultural/Institutional or Public Use                                   |
| Regional Use District                                       | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002)                    |  |
| Recommended Study Boundary of the McDowell Sonoran Preserve |  |
| City Boundary   | Location not yet determined  |



**9-ZN-2003 & 15-UP-2003**

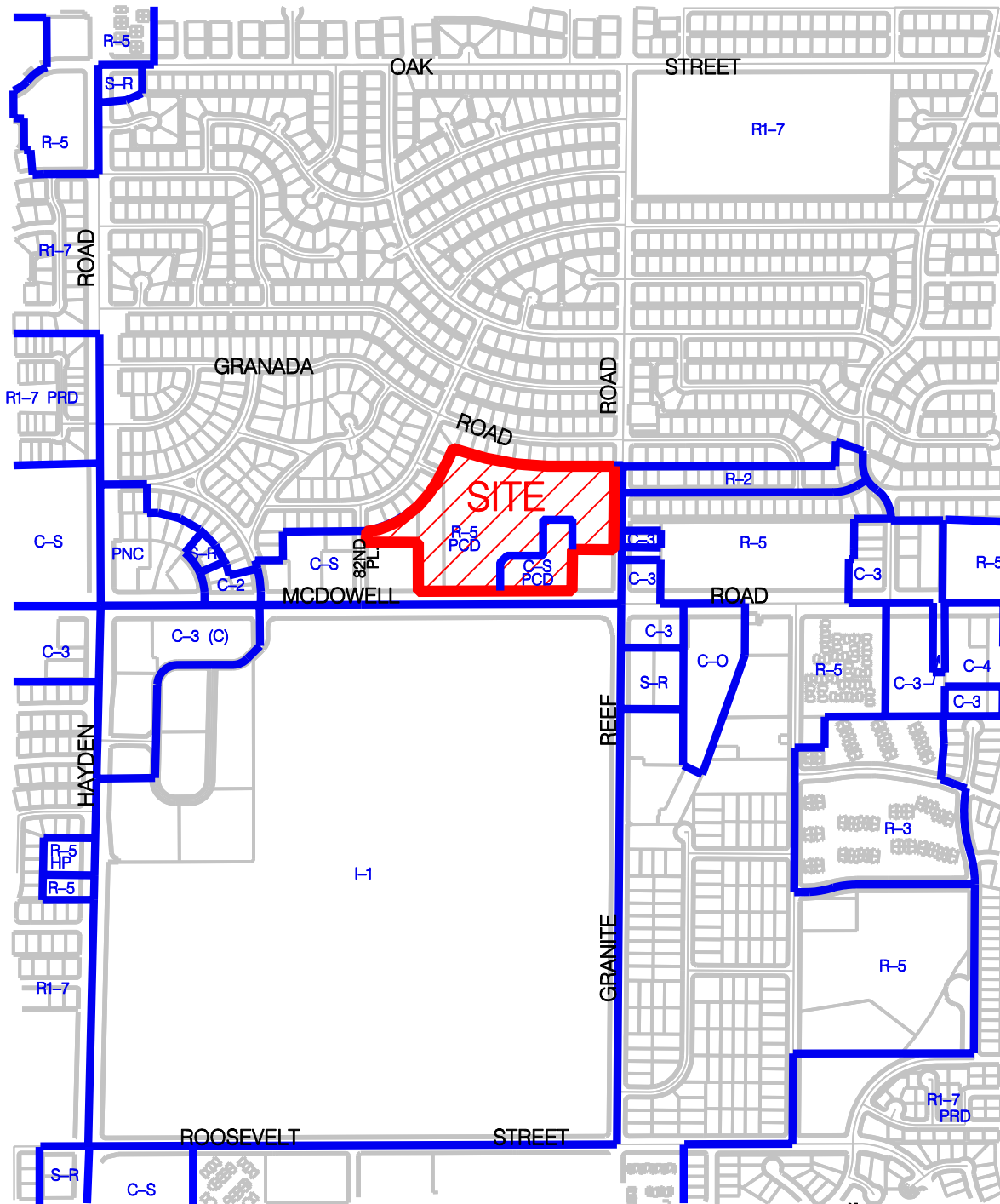
**ATTACHMENT #3**

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of April 2, 2002



9-ZN-2003

ATTACHMENT #4



9-ZN-2003

ATTACHMENT #4A



## STIPULATIONS FOR CASE 9-ZN-2003 & 15-UP-2003

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform to the site plan submitted by the [City of Scottsdale](#) and dated [August 4, 2003](#). These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The number of dwelling units within the R-5 district shall not exceed [230](#) without subsequent public hearings before the Planning Commission and City Council. The density of the site shall not exceed 21 DU/AC without subsequent public hearings before the Planning Commission and City Council.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the attached amended development standards (See report attachment #1A). Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.

### CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the [Design Standards and Policies Manual](#):

Street Name/Type	Dedications	Improvements	Notes
McDowell Road/ Major arterial	Existing	See Transit and Median Reconstruction notes below	
Granite Reef	Existing	None	
82 <sup>nd</sup> Place	Existing	None	

2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. McDowell Road, Granite Reef and 82<sup>nd</sup> Place - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance.
  - b. McDowell Road - There shall be a maximum of two direct driveways from McDowell Road, the east right in and right out driveway and the central full access driveway. The westerly drive from McDowell Road can continue as access over the land of others as may be legally provided. There shall be a minimum of 330 feet between the driveways, and the westerly driveway shall be relocated not more than 100 feet to the west of the current full access driveway location (unless otherwise specified by the Transportation Department).
  - c. Granite Reef – The north driveway shall be closed, or reconstructed with a design to discourage non-municipal vehicular use (which alternative and related design to be determined by the Transportation Department). The two south driveways shall be CH-2 design (or as otherwise approved by the Transportation Department). The final location, number and design of driveways to Granite Reef Road shall be as approved by the

Transportation Department.

- d. 82<sup>nd</sup> Place - There shall be a maximum of one site driveway from 82<sup>nd</sup> Place.
3. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on McDowell Road, to provide left-turn access into and out of the main site entrance on McDowell Road, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff.
4. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall construct a combined right turn deceleration lane and bus bay on McDowell Road, just east of the main site entrance, in conformance with the Design Standards and Policies Manual.
5. PEDESTRIAN CIRCULATION PLAN. A pedestrian circulation plan shall be included with the Development Review Board submittal, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. This plan shall address: A. a connection from the west side of the senior housing building to 82<sup>nd</sup> Street B. a pedestrian walkway from the north parking area, between the senior housing and the senior center, with access to the theater entrance. C. a direct pedestrian connection between the senior center and the senior housing.
6. TRANSIT FACILITIES. Before issuance of any certificate of occupancy for the site, the developer shall construct a combined right turn deceleration lane and bus bay on McDowell Road, just east of the main site entrance, include bus stop facilities (shelter, bench, pad, bike loops and trash can). Provide a bus stop on Granite Reef Road on the north side of the southern driveway (include shelter, bench, pad, bike loops and trash can). Provide pedestrian access from the southeast senior housing entrance to a van drop off location at the circular turnaround which is located north of the main McDowell Road access driveway. The final design and location of these facilities shall be subject to city staff approval (Transit Department 480-312-7696) before any final plan approval.

## DRAINAGE AND FLOOD CONTROL

1. PRELIMINARY DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a preliminary drainage report and plan subject to city staff approval. The preliminary report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the preliminary drainage report and plan shall:
  - a. Determine easement dimensions necessary to accommodate design discharges.
  - b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - d. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.

- a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
    - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
    - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
  - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

#### VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

#### WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary

to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.

4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

## OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.
2. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
3. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from

Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

4. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
5. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
    - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

## **ADDITIONAL INFORMATION FOR CASE 9-ZN-2003 & 15-UP-2003**

### **PLANNING/DEVELOPMENT**

1. **DENSITY & DEVELOPMENT CONTINGENCIES.** The intensity and development program for the C-S district, and density for R-5 district may be decreased due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - b. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).

### **ENGINEERING**

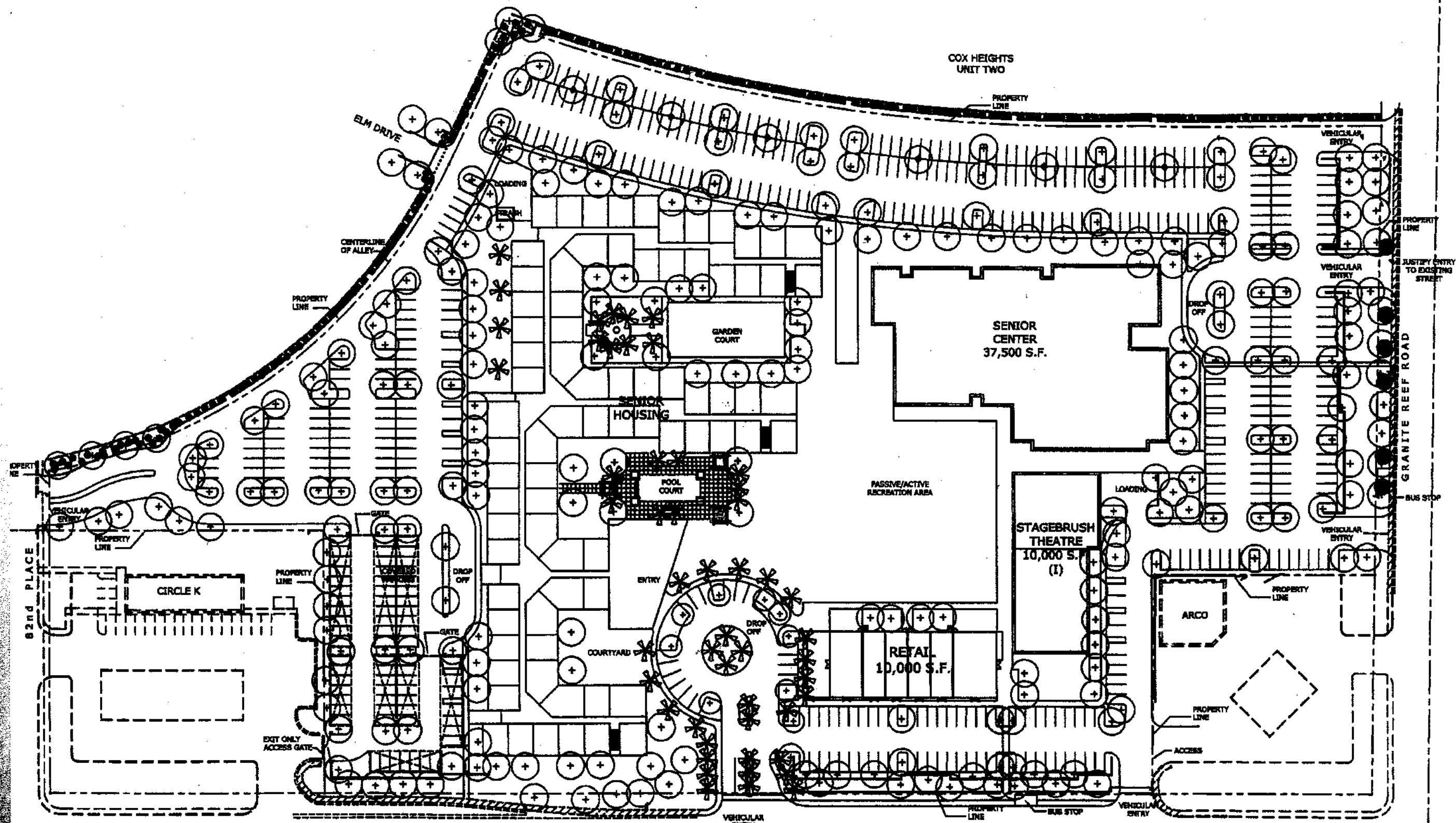
1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**9-ZN-2003 & 15-UP-2003**  
**McDowell Village**

Attachment #7. Traffic Impact Summary  
Attachment #7A. Parking Master Plan  
Attachment #8. Citizen Involvement

The above attachments are on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

PRELIMINARY SITE PLAN



McDowell Village Mixed Use Development  
scottsdale • arizona

ATTACHMENT #9